

**13 Waterford Glen**  
**Chestermere, Alberta**

**MLS # A2176980**

**\$499,900**



**FEATURES**

Back to Back Townhouse, Treated Wood Deck

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	City Lot, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Embark on a journey to a reimagined living space that transcends traditional townhouse designs. This soon-to-be-completed gem, set to be ready in just 3 - 4 months, beckons you to explore its intricate features and modern comforts. **\*\*Key Highlights:\*\*** **\*\*No Condo Fees:\*\*** Enjoy the freedom of ownership without the burden of monthly fees. **\*\*Single Car Garage:\*\*** A practical addition that intertwines convenience with security. **\*\*9' Main Floor Ceiling:\*\*** Experience a sense of openness and light, enhancing the living tapestry of your home. **\*\*Quartz Countertops:\*\*** These surfaces orchestrate elegance in your kitchen and bathrooms, offering both beauty and durability. **\*\*Treated Wood Deck:\*\*** Step outside to a verdant space perfect for entertaining or quiet reflection. **\*\*Full Landscaping:\*\*** A meticulously designed outdoor area awaits. **\*\*Upper Floor Laundry:\*\*** Convenience is key in this layout, making everyday chores a breeze. **\*\*Engineered Hardwood Main Floor:\*\*** This choice not only enhances aesthetics but also offers durability and style. **\*\*Ground Level Flex Room:\*\*** An enigmatic space that can adapt to your lifestyle—be it a home office, gym, or guest room. This townhouse is more than just a home; it's a mosaic of modern living designed to elevate your lifestyle. Delve into the possibilities that await you and make this captivating space your own. Don't miss the chance to be part of this new chapter in a labyrinth of modern elegance!